



BSRA Annual General Meeting

Wednesday 14 May 2025

Zoom Webinar (sponsored by Flow Communications)

1. Welcome

The BSRA Secretary welcomed BSRA members and guests to the 2025 Annual General Meeting.

2. Apologies, Proxies and Quorum

The Secretary noted that 1 apology and 1 proxy had been received. As 87 email addresses had signed in for the webinar, she confirmed that the quorum requirement of 35 members should have been achieved. This was confirmed after the meeting after allowing for guests and for duplicate attendees from the same household.

3. Message from Lucinda Harman, councillor for Ward 102

Lucinda Harman addressed the meeting, noting the challenges faced by residents due to failing service delivery and highlighting the efforts of the councillor and her team in addressing these areas. She asked residents to work with her and to understand the constraints within which she operates. She confirmed that the replacement of water pipes in Bordeaux South had been de-prioritised in favour of other suburbs due to pressure from the construction mafia in Randburg.

4. Acceptance of 2024 AGM Minutes

The minutes were circulated in the 2025 BSRA AGM meeting pack. No comments were received.

5. Chairperson's Report

The chairperson presented the following suburb updates:

5.1. Membership

- Suburb membership is up slightly at 70%, which is encouraging. Membership is now measured by considering only households, and not businesses, which explains the apparent drop from 2023.

5.2. In Memoriam

- The chair noted the sad passing of Jarrod McGorian, who had headed the Security Committee, and Cecily Kennedy, who had been the Street Captain for Linze Road.

5.3. Street Captains

- Street Captains were thanked for their important role in liaising between streets and the Committee. Residents were requested, when they see problems, to log them, report them, and share reference numbers.

5.4. Achievements 2024/2025

- Relaunch of Bordeaux Buzz newsletter, with particular thanks to Amandla Kwinana
- Successful Halloween event with over 200 children
- Repair, refurbishment and repainting of park equipment and Little Library
- Upgrade of suburb entrances
- Placement of new and repositioning of existing cameras
- Strengthened relationships with all security providers active in the suburb
- War chest for possible Gautrain legal challenges growing steadily
- Renewed and strengthened relationship with Old Parks
- Successful engagement by ARO with informal waste pickers
- New recycling bins donated and distributed
- Bordeaux Birders group promoting biodiversity in the suburb

5.5. Challenges

- Crumbling infrastructure due to lack of service delivery
- Capacity of Committee to manage day-to-day BSRA responsibilities as well as bigger projects
- Levies not keeping up with inflation, extraordinary expenses and desired suburb improvements

5.6. Ongoing Monitoring and Engagement

- Gautrain extension
- Petition to replace water pipes
- Planned housing development on Old Parks (outside boom)

5.7. Vision 2025/2026

- Overhaul of boom infrastructure (more in Security presentation)
- Implementation of automated boom opening (more in Security presentation)
- Potholes and reinstatements filled
- Further development of Bordeaux South Park (Jan Smuts end - more in Parks presentation)
- Strategy and funds for possible Gautrain legal challenges

6. Park Upgrades - Vision 2025/2026

- Final painting of last piece of equipment (slide) as well as concrete structures and signage
- New street signs to be installed around Bordeaux South Park to enhance the 'traffic elements' around the mini-roads
- A resident donation will see the addition of a new children's playset, giving little explorers more to enjoy.
- Gardening and park maintenance will continue to ensure the space stays green, safe and welcoming for all.
- More local events will be hosted in the park – including a fun community raffle with amazing community-centred prizes to be won!

7. Security

The Security Committee presented the following updates:

7.1. Bordeaux South Crime Statistics and Trends

- Average incidents have reduced from 2.55 per month to 1.89 per month
- No cat burglar incidents since the joint operation in November 2024
- Craighall, Glenadrienne and Hurlingham have all continued to experience cat burglar incidents
- While crime has decreased, there has been an increase in daytime robberies
 - Access via foot and/or vehicle
 - Visible deterrents are necessary, each household needs to investigate its own security infrastructure
 - Domestic worker awareness is important
- Crime incidents in high traffic zones and at red traffic lights typically increase in winter

7.2. Security Committee – Vision 2025/2026

- Implement license plate recognition and facial capture cameras at booms
 - Automated touchless entry for registered residents
 - Visible surveillance infrastructure as a deterrent to potential criminal activity
 - Facial capture of drivers linked to license plate numbers, to assist with tracking and investigating incidents
 - Time-stamped entry/exit logs to assist with investigations
 - Only facial images and license plates are recorded
 - All footage is password-protected and encrypted, and can also be accessed by PSIRA-certified control room operators and by SAPS
 - Camera use complies with Protection of Personal Information Act (limited expectation of privacy in non-private areas such as roads and entrances)
- Razor wire fencing along Garden Road and Riverside Drive
 - Visual deterrent to potential intruders
 - Increased physical obstruction

8. Financial Report 2024/2025 and Budget 2025/2026

The 2024/2025 financials were prepared by the Treasurer and circulated with the AGM meeting pack. The overall expenditure was a little below the budget, with levies slightly down, but some savings on recurring monthly expenses because the increase in gardening service fees was not as high as anticipated. There was some unbudgeted expenditure on installing additional cameras as a response to the cat burglar, and on bringing regulatory returns for the section 21 company up to date. The Treasurer noted that the bank balance is building up in order to have a “war chest” available for legal challenges to the Gautrain developments, should these be necessary.

The budget for 2025/2026 allowed for a ~10% increase in fixed monthly expenses, and for significant investment in security and suburb upgrades. The security upgrades include the boom upgrade with facial capture and license plate recognition cameras, servicing and repair of booms, and repairs to gates and palisades. The suburb upgrade includes razor wire fencing along Garden Road and Riverside Drive to secure that perimeter which has been an access point for the cat burglar.

Under income, two budget proposals were presented. If levies are kept level, a deficit of R126,985 is projected, which will erode the savings being built up for potential Gautrain legal challenges. A R50 per month levy increase (from R275 to R325) has been proposed, which would result in a projected R68,063 surplus for the year. Both options are to be presented to residents for voting following the AGM.

9. Constitution Amendments

Two amendments to the constitution were proposed. The most significant is the introduction of a clause clearly identifying the BSRA as a separate legal entity. This was introduced on the advice of the BSRA legal adviser, as there have been cases in which a residents' association has been sued, but in the absence of such a clause, every resident has been held jointly and severally liable for the damages.

The other amendment clarifies that proxy votes count towards the quorum for both Annual and Special General Meetings, which was not previously explicitly stated.

10. Committee nominations

The following individuals were nominated for the Committee:

- Caroline Smith
- Chad Cloete
- Fiona Reid
- Grant Robinson
- Hilary Baker
- Jonica Brown
- Richard Kenny
- Sheila Conquest
- Susan Atkinson

11. Voting procedure

The process for voting after the meeting was explained. Subsequent to the meeting, votes were tallied with the following outcomes:

Proposal	Approved?
Accept 2024 AGM minutes	Yes
Accept 2024/2025 financials	Yes
Accept 2025/2026 budget – no levy increase	No
Accept 2025/2026 budget – R50 levy increase	Yes
Committee nominations	
Caroline Smith	Yes
Chad Cloete	Yes
Fiona Reid	Yes
Grant Robinson	Yes
Hilary Baker	Yes
Jonica Brown	Yes
Richard Kenny	Yes
Sheila Conquest	Yes
Susan Atkinson	Yes

Particular thanks were extended to Hilary Baker and Sheila Conquest for their long term and highly valued service to the Committee (16 and 10 years respectively).

12. Q&A

Residents had an opportunity to pose questions to the BSRA committee at the end of the AGM.

Thank you to the many residents who used this opportunity to express their gratitude to the Committee and the Councillor for their service to the community. While for brevity's sake we won't include each comment below, please know that your support and appreciation mean the world to us!

Other questions and answers were as follows:

Infrastructure and Maintenance

- **Why can't potholes be filled by residents?**
The councillor clarified that while sand and soil can be used to temporarily fill potholes, full repairs can only be conducted by JRA or authorised contractors due to liability concerns. IN addition, a wayleave is required to complete this work. It was also suggested that the Discovery Pothole Patrol be requested to assist.
- **Will the electronic signs be renewed?**
No – the signs are expensive to maintain and will be replaced with static signs.
- **What is the new housing development happening at Old Parks?**
A multistorey townhouse complex is planned at the end of Old Parks closest to Oerder Park (outside the boomed area). Consultation with the developers is underway, and we have requested a broad suburb consultation.
- **Can we have some more supervision on the garden service, as there are some areas requiring attention?**
Noted, will be actioned. Time spent on maintaining verges where residents are not doing this sufficiently takes away from the team's time.
- **Can we get the shrub that overgrows the wall at the intersection of Jan Smuts and Republic trimmed back?**
Noted, will be actioned.
- **Could we have another bin between the park and Republic?**
We will investigate doing this if there is sufficient budget.
- **Can we also place bins on Main Street alongside the pedestrian walkway from Park towards Vega?**
We will investigate doing this if there is sufficient budget.
- **Do we know when the fence on Jan Smuts will be fixed after the accident?**
Yes, the insurance claim has been approved, and work will commence shortly.
- **Have our insurers instituted a recovery process against the driver of the vehicle that damaged the fence? Recovery affects our loss ratio and impacts future premium increases of premium. Recovery should be pursued.**
As far as we know they are attempting to recover, but this is driven by the insurer and not by us.
- **In light of the impact of the construction mafia, what will be done for Bordeaux to be back on the list for water pipe replacement?**
Bordeaux has been moved to the back of the queue. It will help if this is requested via the IDP (Integrated Development Plan), and it was confirmed that this has been done.
- **Why is Bordeaux more susceptible to the construction mafia as opposed to the other areas where projects are being implemented?**
- Bordeaux's proximity to the Randburg Central Business District makes us more vulnerable to violent repercussions. Some of the other suburbs currently having upgrades performed have spent significant amount on security for the teams working on the infrastructure.

- **There have been queries around additional speed humps around the suburb to slow drivers down. Is this registered anywhere or can it be noted?**
Speed bumps have been a very divisive issue, and require wayleaves to be implemented, but it is on our agenda to consider.
- **Regarding the park, it was stated that the budget does not cover this - however, this area has been long neglected – is there a way to change this?**
There is regular engagement with City Parks on this issue.
- **Signage - is there a requirement to install a “BSRA not responsible for injury, loss etc.” sign in the park, or is Joburg Parks the responsible party?**
There is an existing sign stating that neither the BSRA nor City Parks can be held liable for injury etc.

Gautrain

- **What are the Gautrain timelines, if any?**
No clear timelines have been communicated as yet. There are some suggestions that there may be initial consultations in July or August of this year.

Security

- **Would the facial capture cameras cover the pedestrian entrances around the suburb?**
There are already cameras covering all pedestrian entrances, so no additional recording is required at these points.
- **The security changes are hugely problematic - expensive, of dubious effectiveness, and with no clear reason as to why we should put facial recognition and razor wire. To be clear, facial recognition systems are VERY problematic for any number of reasons. Razor wire is hugely unsightly. So... on what basis other than “security” has this decision apparently been already made.**
Statistics from neighbouring suburbs have shown that the facial capture and license recognition cameras have been effective in reducing crime rates. Combined with services to address the problems with the current booms, this is expected to significantly strengthen the security perimeter for the area.
- **Security - with automatic opening of booms based on number plates, does this mean it opens for a stolen vehicle? What happens during daytime throughfare?**
Yes, if the vehicle is registered, the boom will open automatically, but an image of the driver will be captured.
- **If accepted following the votes next week, what sort of timeline will we be looking at for the Security upgrade project?**
If approved, the project will take a few months to start, as the boom servicing needs to be completed first.
- **Again ... implementing facial recognition is very problematic. Why is it being treated as a done deal? Have we, or have we not seen a massive increase in crime.**
The objection has been noted, and is not a done deal, but rather still subject to a vote.

Other

- **As a resident of Garden Village, is this classified as one household, or is each unit within the Village classified as a household for voting purposes?**
Garden Village is not included in the membership statistics. In the past, each complex (*Garden Village, St Lucien etc.) been treated as one household. Subsequent to the AGM, the Committee has agreed to review this, as the complexes may be underrepresented in this structure. However, homeowners within these complexes who contribute in their personal capacity are considered members and entitled to vote.

- **Has the BSRA has ever considered becoming a CID (City Improvement District) - there are many benefits including the mandatory levies for all included in the area?**

Yes, this is under consideration. We need to understand the details of the structure. Thank you to the residents who have offered to connect us with the CIDs in other areas.

- **Street groups: what is the purpose of the street WhatsApp groups? Would it not work better to invite everyone on the street—including non BSRA members—so that we can get complete information on incidents? As the street group seems to be a place where information is forwarded redundantly that has already been shared on other BSRA groups.**

The groups are there for the benefit of residents who want to get relevant information, but don't want to join the suburb-wide groups. We acknowledge that this creates repetition for those who are on multiple groups but see this as a lesser evil than under-communicating with members.

- **What is being done to solve the issue of the extreme noise pollution coming from Amigos' Club?**

There is a very active group doing everything in their power to address the problem. Please support them by reporting to JMPD, getting a reference number, and sharing this, in order to gather evidence.

- **Is there anything that can be done with people walking dogs off lead. - is there a number to report to?**

Yes, this should be reported to the City Parks rangers as a by-law infringement.

- **A resident noted that with the increase proposed to R325, we are still paying less than one third of what is charged by neighbouring suburbs.**

13. Thank You and Closing

The Committee thanked all those who attended the meeting for their interest and support. The following were also thanked for their contributions:

- Flow Communications
- Lucinda Harman
- Amandla Kwinana
- Shape Shifter Landscape Services
- BSRA Committee
- Street Captains
- Security companies and our partners

Meeting closed at 19h18.

2025 AGM MINUTES prepared by Susan Atkinson, BSRA secretary on 20 May 2025.